

WARRANTY DEED

001776

PETER G. KEENAN and LOIS E. KEENAN of West Roxbury, and Commonwealth of Massachusetts for consideration paid, grant to PETER G. KEENAN and LOIS E. KEENAN, as Trustees of the SENECA REALTY TRUST of West Roxbury, and Commonwealth of Massachusetts with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to-wit:

Beginning on the southerly side of College Avenue in said Waterville, Maine at the northwest corner of land now or formerly owned by Oliver M. Randall, said point being designated by an existing iron pin; thence North 54 degrees 48 minutes 45 seconds East for a distance of twenty-five (25) feet; thence South 35 degrees 11 minutes 15 seconds East for a distance of one hundred forty-four and fifty-five hundredths (144.55) feet to a point; thence North 54 degrees 48 minutes 45 seconds East for a distance of fifty-five (55) feet to a point; thence South 35 degrees 11 minutes 15 seconds East for a distance of twenty (20) feet to a point; thence North 82 degrees 20 minutes 44 seconds East for a distance of sixty-four and nine tenths (64.90) feet to a point; thence South 35 degrees 11 minutes 15 seconds East for a distance of one hundred seven and ninety-one hundredths (107.91) feet to a point; thence South 52 degrees 51 minutes 37 seconds West for a distance of one hundred thirty-seven and sixty three hundredths (137.63) feet to a point; thence North 35 degrees 11 minutes 15 seconds West for a distance of three hundred seven and fourteen hundredths (307.14) feet to the point of beginning.

ALSO another certain lot or parcel of land situate at College Avenue, Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to-wit:

Beginning at an iron pin set on the southerly line of College Avenue at the northeasterly corner of land previously deeded to Albert N. Charron and Jacqueline L. Charron by Joseph W. Pelletier and Ruth B. Pelletier by deed dated September 15, 1982; thence South 35 degrees 11 minutes 15 seconds East along the easterly line of said Albert N. Charron and Jacqueline L. Charron land a distance of one hundred forty-four and fifty-five hundredths (144.55) feet to an iron pin; thence North 54 degrees 48 minutes 45 seconds East continuing along said Albert N. Charron and Jacqueline L. Charron land a distance of fifty-five (55) feet to an iron pin; thence South 35 degrees 11 minutes 15 seconds East continuing along said Albert N. Charron and Jacqueline L. Charron land a distance of twenty (20) feet to an iron pin; thence North 82 degrees 20 minutes 44 seconds East continuing along said Albert N. Charron and Jacqueline L. Charron land a distance of twenty-two and fifty-five hundredths (22.55) feet to an iron pin; thence North 35 degrees 11 minutes 15 seconds West along remaining land of said Joseph W. Pelletier and Ruth B. Pelletier a distance of one hundred seventy-five and ninety-seven (175.97) feet to an iron pin set on the said southerly line of College Avenue; thence South 54 degrees 48

NO TRANSFER
TAX PAID

minutes 45 seconds West along the said southerly line of College Avenue a distance of seventy-five (75) feet to the iron pin at the point of beginning. The above described parcel of land contains 0.26 acres.

Being the same premises conveyed by Albert N. Charron and Jacqueline L. Charron by Warranty Deed to Peter G. Keenan and Lois E. Keenan, and recorded in the Kennebec County Registry of Deeds in Book 3242, Page 43, and subject to any outstanding encumbrances thereon which the Grantee agrees to assume and pay and to hold the grantors harmless therefrom.

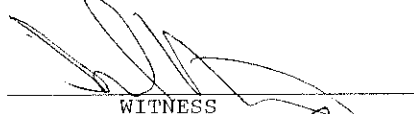
A CERTAIN LOT OR PARCEL of land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at a point on a street running from Gray Street to Gold Street, from the southwest corner of land now or formerly of Napoleon Loubier, thence running fifty (50) feet southerly to the line of said street, thence easterly at right angles with the line of said street eighty (80) feet to the Dusty line; thence northerly on the said Dusty's line fifty (50) feet; thence westerly about seventy-five (75) feet to the point begun at.

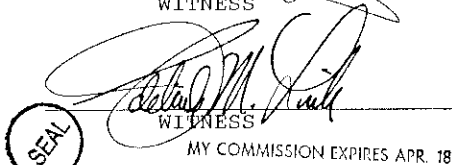
Being the same premises conveyed to Peter G. Keenan and Lois E. Keenan by warranty deed from Richard Carey and Marie G. Carey dated September 15, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3429, Page 31, and subject to any outstanding encumbrances thereon which the Grantee agrees to assume and pay and to hold the grantors harmless therefrom.

Also including any and all personal property of the grantors located at any of the property described above.

WITNESS our hands and seals this 12th day of November, 1992.


WITNESS


PETER G. KEENAN


WITNESS
MY COMMISSION EXPIRES APR. 18, 1997



LOIS E. KEENAN

THE STATE OF MAINE
Kennebec, ss.

November 12, 1992

Then personally appeared the above named PETER G. KEENAN and
acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 1993

RECEIVED KENNEBEC SS.

1993 JAN 22 AM 9:00

ATTEST: 
REGISTER OF DEEDS